173.0	0002	0004.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,120,700 / 1,120,700
					USE VALUE:	1,120,700 / 1,120,700
					ASSESSED:	1,120,700 / 1,120,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUGRUE TERESA/TRUSTEE
Owner 2:	JTZ REALTY TRUST
Owner 3:	
Street 1:	7 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SUGRUE TERESA/TRUSTEE -
Owner 2:	JTZ REALTY TRUST -
Street 1:	89 PAUL REVERE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,982 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1953, having primarily Brick Veneer Exterior and 4813 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	6982.000	680,100		440,600	1,120,700
Total Card	0.160	680,100		440,600	1,120,700
Total Parcel	0.160	680,100		440,600	1,120,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 232.87 | /Parcel: 232.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 114888
GIS Ref:
GIS Ref:
Insp Date: 05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0002-0004.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	645,600	0	6,982.	440,600	1,086,200	1,086,200	Year End Roll	12/18/2019
2019	111	FV	547,700	0	6,982.	434,300	982,000	982,000	Year End Roll	1/3/2019
2018	111	FV	547,700	0	6,982.	333,600	881,300	881,300	Year End Roll	12/20/2017
2017	111	FV	514,900	0	6,982.	314,700	829,600	829,600	Year End Roll	1/3/2017
2016	111	FV	514,900	0	6,982.	289,600	804,500	804,500	Year End	1/4/2016
2015	111	FV	465,600	0	6,982.	270,700	736,300	736,300	Year End Roll	12/11/2014
2014	111	FV	465,600	0	6,982.	249,300	714,900	714,900	Year End Roll	12/16/2013
2013	111	FV	465,600	0	6,982.	249,300	714,900	714,900		12/13/2012

!13408!

PRINT

Date	Time
12/11/20	03:22:15

LAST REV

Date	Time
06/25/18	14:24:08

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13408

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUGRUE TERESA/T	30170-43		5/14/1999	Convenience	1	No	No		
HAGAR PHILIP H	25297-478		4/21/1995		290,000	No	No		Y

USER DEFINED

Prior Id # 1:	114888
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2014	1038	Re-Roof	9,500		8/20/2014			Strip and re-roof.
9/5/2003	762	New Wind	18,540	C				45 vinyl wndws

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Measured	197	PATRIOT
8/2/2005	Fieldrev-Chg	BR	B Rossignol
5/11/2000	Measured	276	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6982		Sq. Ft.	Site		0	70.	0.90	6									440,624						440,600	

Total AC/HA: 0.16028 | Total SF/SM: 6982 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 440,624 | Spl Credit | Total: 440,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	5	Total:	5
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	5		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	5	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.94999999
Const Adj.:	1.02999997
Adj $ / SQ:	136.990
Other Features:	241000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	835457
Depreciation:	155395
Depreciated Total:	680062

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 16 | BRs: 6 | Baths: 5 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	3	1	M
1	4	2	M
Totals			
5	16	6	

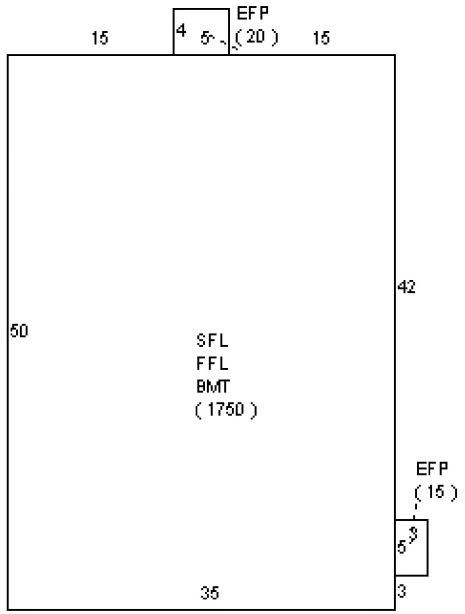
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	136.99
Special Features:	0	Val/Su Net:	128.68
Final Total:	680100	Val/Su SzAd	194.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,750	64.210	112,375
FFL	First Floor	1,750	136.990	239,733
SFL	Second Floor	1,750	136.990	239,733
EFP	Enclos Porch	35	74.780	2,617

Net Sketched Area: 5,285 | Total: 594,456

Size Ad | 3500 | Gross Are | 5285 | FinArea | 4813

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0002-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	12X6	A	AV	2005	0.00	T	11.2	111						

More: N | Total Yard Items: | Total Special Featues: | Total: